

This cover letter will serve both as an introduction to our development project and provide questions to each department that would help in providing guidance in pre-submittal meeting. The property owners of a vacant lot behind our SFD residential lot desire to move an existing structure located outside the jurisdiction of Kirkland on to said lot and build a new foundation under it and eventually used as a guest house.

As a preamble to our questions for each department below, we would like to share a little history of this 1800 sq. ft. house built in 1951 why we want to move it to Kirkland. Our intent is to save this English cottage from the landfill and make it a center piece of an English garden landscape and have been planning for our vacant lot behind our current residence. It resembles house that one would expect to see in a Thomas Kinkaid painting.

This Everett house was built in the early 1950's and purchased by a couple in 1968 in poor condition. They spent the next 40 years doing an extensive refurbishment and remodel incorporating built in antique woodwork that came out of old sailing ships and first class cabins of passenger ships. The wife who was responsible for much of her life restoring this house to its present state and was considered an avid art and antique collector and had her own store in Everett for many years. The husband is a very well-known Psychiatrist and held an esteemed faculty position with the University of Washington and had an office in Everett. Both of them were pillars of the Everett Community for decades. The house and grounds were a facet of Everett overlooking Puget Sound. The wood work, leaded glass windows, hand carved woodwork on the stair railings and fireplace are irreplaceable. Glass cabinets came out of a rolls Royce factory in England and solid brass ornate door knobs and hinges came out of old sailing ships and would be hard replicate.

Due to poor health they moved out of the house 8 years ago but they continually had it professionally maintained. It was recently sold after the death of the wife who could not bear to see the house changed while she was alive.

As far as the condition of the house, the Kitchen is the only part of the house that looks modern. It has gas plumbing for the fireplace and a gas furnace and water heater. It has modern plumbing but antique fixtures. It has a 50-year slate looking type roof and the chimney look like something out of the Mary Poppins movie. The house is very warm and inviting and has the charm of a bed and breakfast you would dream about staying in while visiting the England.

The exterior of the house is all sandstone brick with solid brass gutters and downspouts. Windows are all stained glass and leaded glass. The entire house is in great mechanical and physical condition.

The City of Everett Parks Department is on board to try to save this house by giving us access across one of their nearby parks to reduce moving costs and give us access to the BNSF railway tracks. The Everett Parks department believes that this will further their 'Green Agenda' by keeping salvageable houses from Landfills. It is estimated that a house this size has the equivalence of 2 logging trucks of lumber in it as well as more potential recycling material than one human would recycle in their life time.

The house movers are working with BNSF railway to grant permission to build an engineered temporary bridge over the rail tracks and move the house onto and awaiting barge on Puget Sound in less than a two-hour time frame. They have done this many times before but in this case the rail way being crossed is the busiest rail way corridor in Washington state. This will provide a major challenge to do it on a

weekend night and during high tide. Given the expense and time involved in shutting down and securing this railway crossing is a major feat. We are hoping for the City of Kirkland to work with us to make the other end of the project go smoothly and in a timely manner because the house will have to be removed by June or demolished according to the time frame that the new owners of the property have to start their new construction project.

Below you will find a couple link to the house being move, referred to the **Lion House** by the City of Everett. It be helpful to watch the short walk through video and look at the pictures on the following links to become acquainted with the house.

<https://www.youtube.com/watch?v=laH-9ySdFF0>

<http://www.nickelbros.com/everett-english-cottage/>

Here are the questions we would like to address at the Pre submittal meeting for a building permit to move and construct a foundation for the Lion House.

For Building Department:

What are the ramifications and requirements for moving the 'Lion House' on to a property when the house will be moved to the site by tug and barge, then transported over a large ramp onto the property (being careful to ground the barge) then moved over one property to another adjoining property? No city streets will be used for moving the house. The house movers have working relationships and structured permit processes in place with the Army Corp and Fish and wildlife and will be handling those permits as part of their moving contract.

House mover request that house be placed on cribbing one foot above where the top of the foundation will be built remove moving the dollies and equipment and then returning to lower house onto foundation allowing for two months between. They recommend this method because it is easier to move the house into position without an existing foundation in place and it assures that the new foundation will be exactly built under all the supporting bearing walls of the house.

The civil engineer agrees with this process too. They want to come in and access where and how the tie downs and elevations of existing floor and support structures before designing the foundation. At this point we would design and submit the foundation plan to the building department when the house is supported by cribbing.

Due to the width of the house and the width of the corridor that the house must travel from its current placed to our place, the front door portion of the house needs to be cut in half and it became too expensive to move that part so we will be rebuilding just the front door area when it arrives on the property and not the porte cochere.

Therefore, we would like to know what is the process and sequencing for permitting the moving of the house onto the property, submitting engineering plans after the fact and what will be required before moving the house onto Lot B?

We would desire to demolish the house on LOT A and use this as a SFD credit toward impact fees associated with new SFD. We have certificate in hand for removing all the asbestos in the preexisting

house located on LOT A and it is ready for demolition. What is the sequencing and permit process for demolition?

There is or (was) a Septic tank and drain field that was disconnected and removed 6 months ago by the owner who was very unaware that a permit was required. King County told me to remove it and send a letter showing that it had been pumped and cleaned out. I checked with a person at the front desk of the public works department and they told me that King County was the place to go for getting advice on decommissioning septic systems. I figured no permit was required (wrong) and by the time Kirkland told me to stop digging 90% of the drain field was dug up and 100% of the septic tank was gone. I was told I needed a grading permit after the fact. I did all the work myself with my own excavator so no contractor is at fault for bad advice and not being aware of the rules. So what do I need to do to make this septic tanks and plumbing above board?

For the Fire Department:

This 'Lion House' being moved onto this vacant lot is approximately 1400 sq. ft. on the main floor with a crawl space foundation under and another 500 sq. ft. upstairs on the 1 and ½ story 12/12 pitch roof house. There is a small attic that runs above the second floor along the ridge of the upstairs area. The exterior of the house is sandstone brick and 2x4 construction with insulation in the walls. We would prefer not to install sprinkler systems if it will change the exterior or cause damage to the extensive wood work on the interior of the house. Much of the interior mahogany wood paneling. See observation and question below for the Planning Department regarding existing access to property.

Emergency vehicle access. There is an existing easement for Tract 40 (what is now LOTS A, B, and C) crossing Tract 39 and 38. If owners of Tract 40 were to have owners of LOTS B & C on Tract 40 grant a revised easement that includes just the area of asphalt currently being used for ingress and egress by Tract 40, would this suffice as sufficient evidence that ingress and egress is available to LOTS B and C? The portion of Tract 38 that this easement crosses is covered under the original easement dedicated back in the 1920 and then again in 1941 when the previous owners of Tract 40 whom we purchased the properties from had purchased Tract 40. Owners of Tract 38 have verbally told me they do not have an issue with that portion of their property being used as ingress and egress. We need this ingress and egress for emergency vehicle access since the new driveway going through LOT A will not provide adequate grade for ambulances and such. Currently the existing access point across Tract 38-40 permits a vehicle such as a 45-foot motorhome weighting 42,000 lbs. to enter the property and the parking area on Tract 39 as well as the parking area on Lot C permits such motorhome to turn around.

For the Planning Department:

The 'Lion House' will require us to remove about 21 trees in order to move the house from the barge and between our existing residence and the southern property line. 18 of the 24 trees have been topped back in 1981 and show signs of failure in the forks at the top. We have an arborist report for all the trees that would be affected as well as a landscape plan for both LOTS B and C including shoreline mitigation plantings that will also be used for the dock permit currently in process but on hold.

We have submitted engineered plans for driveway access, grading, side sewer and storm water for all three lots taking into account future development on all three lots. What else do we need to consider

and how will all departments at Kirkland work together to formulate a plan and permit process for building and designing of the foundation after it has been moved onto the property?

Can all the infrastructure such as trenching, grading, storm water, sewer driveway paving, utilities and landscape mitigation be installed after the house has been moved onto the property to reduce erosion and soft dirt where the moving equipment is traveling?

We would desire to demolish the house on LOT A and use this as a SFD credit toward impact fees associated with new SFD. We have certificate in hand for removing all the asbestos in the house and it is ready for demolition. What is the sequencing and permit process for this to happen?

We need clarification as to what is considered side, front and back yard as well as setback requirements from property boundaries and driveway easements for the Lion House on LOT B and any structures such as a detached two car garage that we might design and build at a later date once the house is situated on the property. This information will allow for placement and potentially saving a couple significant trees located in the proximate vicinity of the proposed house foundation.

What is the sequencing for doing all of the mitigation for landscaping and replacement of trees removed? What will be required for tree replacement. We have begun to import 6" to 8" DBH dogwoods and evergreen magnolia trees as well as other shrubs and trees from offsite areas that have demolition and construction going on and the owners desire to find someone to rescue them before they go into a dumpster. Our intent is to more than replace the extensive fir tree canopy lost by removal of the fir trees on the property to aid in moving the Lion House onto the property. Finding mature trees that are 15 to 25 feet in height seems to be a practical way to start this process. Can we get credit for these trees as we have plenty space to transplant them on the property now? We have a professionally drawn landscape plan for LOTs B and C.

Since we own both LOT's B and C, does it matter which lots we reforest with trees and shrubs or does it have to be planned based upon each lot independently. What mitigation sequencing do we have for planting along the shoreline under the SMA with regards to grouping planting areas together and how far back can a continuous planting strip from the water's edge go back for credit, (35 feet, 10 feet, 75% planting area)? We also have a land disturbance permit for the side sewer and storm water trench in process as well as a dock permit to tie into this mitigation.

Vehicle access. There is an existing easement for Tract 40 (what is now LOTs A, B, and C) crossing Tract 39 and 38. If owners of Tract 40 were to have owners of LOTs B & C on Tract 40 grant a revised easement that includes just the area of asphalt currently being used for ingress and egress by Tract 40, would this suffice as sufficient evidence that ingress and egress is available to LOTs B and C? The portion of Tract 38 that this easement crosses is covered under the original easement dedicated back in the 1920 and then again in 1941 when the previous owners of Tract 40 whom we purchased the properties from had purchased Tract 40. Owners of Tract 38 have verbally told me they do not have an issue with that portion of their property being used as ingress and egress. We need this ingress and egress for emergency vehicle access since the new driveway going through LOT A will not provide adequate grade for ambulances and such. Currently the existing access point across Tract 38-40 permits a vehicle such as a 45-foot motorhome weighting 42,000 lbs. to enter the property and the parking area on Tract 39 as well as the parking area on Lot C permits such motorhome to turn around.

For the Public Works Department:

Engineering drawings for storm water and side sewer (NUD permits in hand) in a previous permit application and is in review now. Same question as presented to the building department above. Can all of this infrastructure be installed after the house is moved onto the property and before final approval for occupancy?

Dallas and Janet Evans

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